

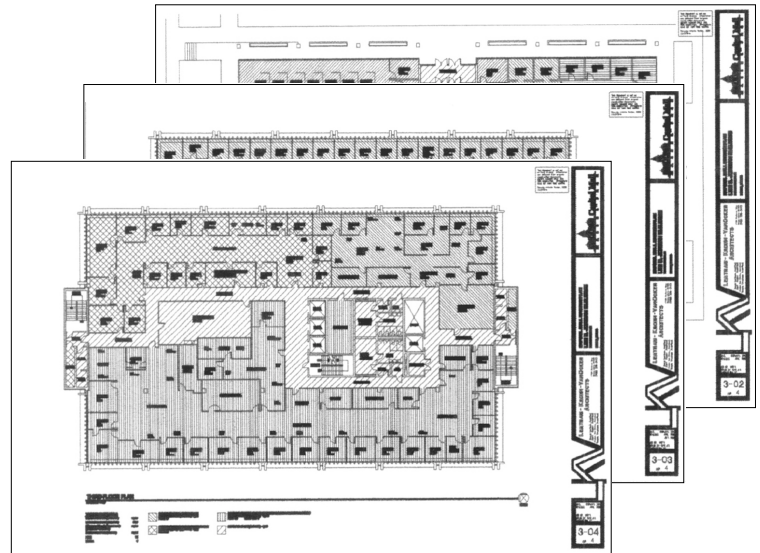
Facility Space Assessment

Overview

- Building and space utilization information shown on the preceding pages and in the Facility Space Assessment chart that follows is a synopsis of more detailed information contained in Capitol Mall Master Plan Appendix, Part A. Appendix space data is presented in the form of **building floor plans** and **agency space planning guides**. To simplify and expedite periodic data revisions and updates by State agencies, the database has been developed in an electronic format.

Explanatory Comments

- Data Accuracy Date** - Agency space utilization and employment data contained in this document reflects Winter 2000 conditions. The document does not reflect changes in space utilization and agency staffing that have occurred between the conclusion of the assessment phase of the project and the publication date of this report.
- Square Footage** - Square footages have been calculated using Building Owners and Managers Association (BOMA) standards. **Gross** floor area is the total enclosed area of a building. **Rentable** floor area is gross floor area less major vertical penetrations such as elevators, stairways, and vertical shafts. **Common** floor area includes spaces such as corridors, washrooms, and janitorial, mechanical, and electrical rooms. **Useable** floor area is rentable floor area less common floor area.
- Remodels and Additions** - Only selected and representative remodels and additions have been listed on the preceding pages. Maintenance projects such as reroofing, routine equipment replacement, and asbestos abatement work have generally not been included.
- Recommendations** - For a more comprehensive assessment of building use and condition, along with related architectural and engineering recommendations, the reader is referred to Capitol Mall Master Plan Appendix, Part A.
- FTEs / Other Staff** - FTE refers to 'Full Time Equivalent' employee. 'Other Staff' refers to contract and non-permanent status employees.
- Square Footage per FTE** - This is a general indicator of space use efficiency. The unique nature of an agency's services and space needs, however, is also a contributing factor and may explain unusually high numbers.
- Recommended Square Footage** - This is a projection of space needs based on existing or anticipated **staff size**, **recommended work space allotments**, and the use of **standardized multipliers** to determine a maximum recommended amount of circulation and other non-assigned space. The numbers are primarily for long range planning purposes. Space required to accommodate agency needs at present location may differ.



Building Floor Plans

Part II - Personnel and Space Projections
Agency / Department Programming Questionnaire

January, 2000

Space Planning Guide										
Agency / Department: Department of Education Building Name / No.: Len B. Jordan / Building No. 3										
Area, Room, or Space by Position / Function	No. of Full Time Employees			Average Floor Area per Employee (sqr. ft.) *	Total Floor Area per Position / Function (sqr. ft.)	DO NOT FILL OUT				Remarks
	Year 2000	Year 2005	Year 2010			Existing	Recommended	2000(E)	2000(R)	
Department Head	1	1	1	302 *	250	302	250	250	250	Elected Official Office
Division Administrator	1	1	1	209 *	200	209	200	200	200	
Manager	0	0	0	0	144	0	0	0	0	
Bureau Chief	6	6	6	145 *	144	868	864	864	864	
Professional	62	63	66	119 *	120	7,348	7,440	7,560	7,920	
Clerical / Technical	49	50	53	116 **	100	5,692	4,900	5,000	5,300	
Clerical Pool	0	0	0	0	80	0	0	0	0	
Receptionist	0	0	0	0	100	0	0	0	0	
Waiting Area/per person					10					
Conference/per person					15	1,004	1,500	1,500	1,500	Add'l Space Requested
File Storage						201	1,000	1,000	1,000	Add'l Space Requested
Work / Copy / Fax Rm						1,301	1,301	1,301	1,301	
Classroom/per person					30	188	188	188	188	
Group Rm/per person					30					
Therapy Rm/per person					30					
Library						1,302	1,302	1,302	1,302	
Mail Rm										
Computer Rm						533	533	533	533	
Kitchen / Break Rm						693	693	693	693	
Laboratory / Shop										
Equip. / Supply Storage						1,947	2,700	2,700	2,700	Add'l Space Requested
Circulation						2,447	5,489	5,542	5,700	Recommended = 84% of assigned
Unassigned (1)						793	1,372	1,385	1,425	Recommended = 84% of assigned
Other						1,498	1,830	1,847	1,900	Recommended = 84% of assigned
Total No. of FTEs	119	121	127	Total Floor Area (sqr. ft.)	26,326	31,562	31,865	32,776		
Total No. of Other Staff	5	5	5	**Predominantly Hard Wall Space						

(1) Includes Space for (S) Contract / Non-Permanent Staff

Capitol Mall Master Plan, Agency / Department Programming Questionnaire

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Agency Space Planning Guides

Facility Space Assessment

Existing Conditions

INVENTORY BY FACILITY	Year 2000					
	EXISTING SQR. FT. (1)	FTES (2)	OTHER STAFF (3)	SQR. FT. (Per FTE) (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)
State Capitol Building						
Governor / DFM, Office of	13,574	57	0	238	16,740	(3,166)
Lt. Governor, Office of	987	2	0	494	1,104	(117)
Attorney General, Office of	15,516	42	2	353	15,373	143
Secretary of State, Office of	8,842	33	0	268	9,483	(641)
State Treasurer, Office of	6,058	19	0	319	6,343	(285)
Legislature, House / Senate	48,878	90	56	335	56,000	(7,122)
Legislative Services Office	16,576	60	0	276	18,510	(1,934)
State Police	268	3	0	89	369	(101)
Assoc. Press / Statesman	849	4	3	121	891	(42)
IPTV / Joint Press Room	1,878	5	2	268	2,650	(772)
Legislative Advisors	404	1	0	404	476	(72)
KBSU Radio	324	1	4	65	392	(68)
Hist. Soc. Cap. Ed. Center	184	1	11	15	587	(403)
Business Enterprise Program	327	2	0	164	327	0
Facility Totals	114,665	320	78	288	129,245	(14,580)
J. R. Williams Building						
Controller, Office of	38,238	110	0	348	37,868	370
Commerce, Dept. of	14,767	51	4	268	15,066	(299)
Finance, Dept. of	9,707	45	0	216	9,915	(208)
Insurance, Dept. of	22,493	60	0	375	17,255	5,238
Human Resources, Div. of	10,666	37	0	288	10,948	(282)
Performance Evaluations	1,952	9	2	177	2,250	(298)
Attorney General, Office of	8,974	27	0	332	7,359	1,615
Legislature, House / Senate	5,498	0	23	239	5,498	0
Business Enterprise Program	508	0	0	508	508	0
Facility Totals	112,803	339	29	307	106,667	6,136
Len B. Jordan Building						
Administration, Dept. of	10,317	56	0	184	12,088	(1,771)
Education, Dept. of	26,326	119	5	212	31,562	(5,236)
State Board of Education	4,668	20	0	233	5,039	(371)
Prof. - Tech. Education / CIS	10,737	44	0	244	10,730	7
Vocational Rehabilitation, Div.	4,917	19	0	259	4,568	349
Attorney General, Office of	6,463	29	2	208	7,479	(1,016)
Business Enterprise Program	4,112	8	0	514	4,112	0
Idaho Central Credit Union	698	4	0	175	845	(147)
Facility Totals	68,238	299	7	223	76,423	(8,185)
State Parking Garage						
Administration, Dept. of	19,682	30	2	615	24,452	(4,770)
Education, Dept. of	550	0	0	550	550	0
Governor, Office of	156	0	0	156	156	0
Attorney General, Office of	156	0	0	156	156	0
Geology / Shorthand	279	0	0	279	279	0
Health and Welfare, Dept. of	656	0	0	656	656	0
Facility Totals	21,479	30	2	671	26,249	(4,770)

Existing Conditions Continued on Page 46

5 and 10 Year Projections

INVENTORY BY FACILITY	Year 2005			Year 2010		
	FTES / OTHER (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)	FTES / OTHER (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)
State Capitol Building						
Governor / DFM, Office of	63	17,739	(4,165)	69	18,629	(5,055)
Lt. Governor, Office of	2	1,104	(117)	2	1,104	(117)
Attorney General, Office of	45	15,572	(56)	46	15,737	(221)
Secretary of State, Office of	35	9,787	(945)	37	10,091	(1,249)
State Treasurer, Office of	24	7,209	(1,151)	27	8,313	(2,255)
Legislature, House / Senate	146	56,000	(7,122)	146	56,000	(7,122)
Legislative Services Office	60	18,510	(1,934)	60	18,510	(1,934)
State Police	5	414	(146)	7	414	(146)
Assoc. Press / Statesman	8	1,001	(152)	8	1,001	(152)
IPTV / Joint Press Room	9	2,788	(910)	14	2,926	(1,048)
Legislative Advisors	1	752	(348)	1	890	(486)
KBSU Radio	8	557	(233)	8	557	(233)
Hist. Soc. Cap. Ed. Center	23	2,243	(2,059)	42	2,243	(2,059)
Business Enterprise Program	2	327	0	2	327	0
Facility Totals	431	134,003	(19,338)	469	136,742	(22,077)
J. R. Williams Building						
Controller, Office of	115	38,696	(458)	120	39,524	(1,286)
Commerce, Dept. of	61	16,032	(1,265)	64	16,502	(1,735)
Finance, Dept. of	49	11,003	(1,296)	49	11,003	(1,296)
Insurance, Dept. of	62	18,833	3,660	65	19,371	3,122
Human Resources, Div. of	37	10,989	(323)	37	11,030	(364)
Performance Evaluations	15	3,132	(1,180)	16	3,296	(1,344)
Attorney General, Office of	31	8,026	948	34	8,494	480
Legislature, House / Senate	23	5,498	0	23	5,498	0
Business Enterprise Program	0	508	0	0	508	0
Facility Totals	393	112,717	86	408	115,226	(2,423)
Len B. Jordan Building						
Administration, Dept. of	68	14,003	(3,686)	81	16,117	(5,800)
Education, Dept. of	126	31,865	(5,539)	132	32,776	(6,450)
State Board of Education	22	5,404	(736)	24	5,768	(1,100)
Prof. - Tech. Education / CIS	47	11,199	(462)	47	11,199	(462)
Vocational Rehabilitation, Div.	20	4,733	184	20	4,733	184
Attorney General, Office of	33	7,810	(1,347)	35	8,141	(1,678)
Business Enterprise Program	9	4,112	0	9	4,112	0
Idaho Central Credit Union	5	983	(285)	5	983	(285)
Facility Totals	330	80,109	(11,871)	353	83,829	(15,591)
State Parking Garage						
Administration, Dept. of	35	24,592	(4,910)	38	24,592	(4,910)
Education, Dept. of	0	550	0	0	550	0
Governor, Office of	0	156	0	0	156	0
Attorney General, Office of	0	156	0	0	156	0
Geology / Shorthand	0	279	0	0	279	0
Health and Welfare, Dept. of	0	656	0	0	656	0
Facility Totals	35	26,389	(4,910)	38	26,389	(4,910)

5 and 10 Year Projections Continued on Page 47

Facility Space Assessment, Cont.

Existing Conditions

INVENTORY BY FACILITY	Year 2000					
	EXISTING SQR. FT. (1)	FTES (2)	OTHER STAFF (3)	SQR. FT. (Per FTE) (4)	RECOM. SQR. FT. (5)	SQR. FT. SURP. / DEF. (6)
Pete T. Cenarrusa Building						
Health and Welfare, Dept. of	118,127	540	12	214	121,642	(3,515)
NW Power Planning Council	2,131	6	0	355	2,633	(502)
Facility Totals	120,258	546	12	216	124,275	(4,017)
Division of Public Works Building						
Administration, Dept. of	7,808	28	0	279	8,192	(384)
Commission for the Blind Building						
Commission for the Blind	28,234	30	0	941	37,445	(9,211)
Business Enterprise Program	2,066	0	0	2,066	2,066	0
Facility Totals	30,300	30	0	1,010	39,511	(9,211)
Alexander House						
Arts, Commission on the	2,959	11	0	269	2,974	(15)
954 Jefferson Building						
Lands, Dept. of	26,159	61	0	429	20,166	5,993
Juvenile Corrections, Dept. of	7,174	28	0	256	6,249	925
Facility Totals	33,333	89	0	375	26,415	6,918
County Courthouse Building						
Facility Totals	38,641	-	-	-	-	-
Supreme Court Building						
Supreme Court	53,140	61	0	871	56,506	(3,366)
State Library Building						
State Library	22,567	45	4	461	24,902	(2,335)
Hist. Soc. Library and Archives	8,282	13	0	637	9,301	(1,019)
Facility Totals	30,849	58	4	498	34,203	(3,354)
Industrial Administration Building						
Labor, Dept. of	53,494	248	10	207	54,335	(841)
Industrial Commission	24,860	94	3	256	24,994	(134)
Business Enterprise Program	1,683	4	0	421	1,683	0
Facility Totals	80,037	346	13	223	81,012	(975)
3rd Street Annex Building						
Labor, Dept. of	22,467	52	4	401	23,576	(1,109)
Assay Office						
Hist. Soc. Historic Pres. Office	5,299	7	5	442	3,988	1,311
Capitol Park Plaza Building						
Facility Totals	28,470	-	-	-	-	-
590 Washington Building						
Health and Welfare, Dept. of	4,150	15	0	277	4,191	(41)
Capitol Mall Totals	774,896	2,231	154	325	743,427	31,469
Capitol Mall Totals (Space in Use)	707,785	2,231	154	297	743,427	(35,642)

(1) "Useable" = "Rentable" - "Common" (2) Most Contract and Non-Permanent Employees Not Included

(3) Contract and Non-Permanent Employees (4) Includes all FTES and Other Staff (5) See Space Planning Guides

5 and 10 Year Projections

INVENTORY BY FACILITY	Year 2005			Year 2010		
	FTES / OTHER (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)	FTES / OTHER (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)
Pete T. Cenarrusa Building						
Health and Welfare, Dept. of	572	124,678	(6,551)	577	125,423	(7,296)
NW Power Planning Council	8	2,937	(806)	8	2,937	(806)
Facility Totals	580	127,615	(7,357)	585	128,360	(8,102)
Division of Public Works Building						
Administration, Dept. of	31	8,694	(985)	34	9,196	(1,458)
Commission for the Blind Building						
Commission for the Blind	35	38,112	(9,878)	39	38,616	(10,382)
Business Enterprise Program	3	2,066	0	3	2,066	0
Facility Totals	38	40,178	(9,878)	42	40,682	(10,382)
Alexander House						
Arts, Commission on the	11	2,974	(15)	11	2,974	(15)
954 Jefferson Building						
Lands, Dept. of	63	20,470	5,689	63	20,470	5,689
Juvenile Corrections, Dept. of	41	8,446	(1,272)	51	10,141	(2,967)
Facility Totals	104	28,916	4,417	114	30,611	2,722
County Courthouse Building						
Supreme Court	-	-	-	-	-	-
Supreme Court Building						
Supreme Court	67	57,553	(4,413)	67	57,553	(4,413)
State Library Building						
State Library	58	27,223	(4,656)	65	29,555	(6,988)
Hist. Soc. Library and Archives	18	13,317	(5,035)	20	13,786	(5,504)
Facility Totals	76	40,540	(9,691)	85	43,341	(12,492)
Industrial Administration Building						
Labor, Dept. of	291	58,465	(4,971)	321	62,136	(8,642)
Industrial Commission	101	25,662	(802)	104	26,103	(1,243)
Business Enterprise Program	5	1,683	0	5	1,683	0
Facility Totals	397	85,810	(5,773)	430	89,922	(9,885)
3rd Street Annex Building						
Labor, Dept. of	58	23,879	(1,412)	60	24,183	(1,716)
Assay Office						
Hist. Soc. Historic Pres. Office	13	4,223	1,076	15	4,595	704
Capitol Park Plaza Building						
Facility Totals	-	-	-	-	-	-
590 Washington Building						
Health and Welfare, Dept. of	17	4,771	(621)	19	5,074	(924)
Capitol Mall Totals	2,581	778,371	(3,475)	2,730	798,677	(23,781)
Capitol Mall Totals (Space in Use)	2,581	778,371	(70,586)	2,730	798,677	(90,892)

(6) Space Surplus or Deficiency Comparing Existing and Recommended Square Footages

Parking Space Assessment

Existing Conditions

INVENTORY BY LOCATION		Year 2000				
		TOTAL SPACES	SPACES IN USE	LOADING AREAS	OWNED / LEASED	TYPE OF FACILITY
P1	8th and State	102	102	0	Owned	Paved Lot
P2	Joe R. Williams	7	7	0	Owned	Paved Lot
P3a	Len B. Jordan	24	24	1	Owned	Paved Lot
P3b	7th and Washington	129	129	0	Owned	Paved Lot
P3c	6th and Washington	27	27	0	Owned	Paved Lot
P4	State Parking Garage	567	567	1	Owned	P. Garage
P5	Pete T. Cenarrusa	66	66	3	Owned	Paved Lot
P6	Division of Public Works	48	48	2	Owned	Paved Lot
P7a	Commission for the Blind	43	43	0	Owned	Paved Lot
P7b	3rd and Washington	24	24	0	Owned	Gravel Lot
P8	Alexander House	12	12	0	Owned	Gravel Lot
P9a	10th and Jefferson	27	27	0	Owned	Paved Lot
P9b	10th and Bannock	27	27	0	Leased	Paved Lot
P10	County Courthouse	83	-	1	Owned	Paved Lot
P11	Supreme Court	42	42	1	Owned	Paved Lot
P12	State Library	28	28	2	Owned	Paved Lot
P13a	Industrial Administration	157	157	1	Owned	Paved Lot
P13b	4th and Bannock	75	75	0	Leased	Gravel Lot
P14a	Annex / Job Service	45	45	0	Owned	Paved Lot
P14b	Annex / Idaho Power	36	36	0	Leased	Paved Lot
P15	Assay Office	12	12	0	Owned	Paved Lot
P16	Capitol Park Plaza	24	-	0	Owned	Paved Lot
P17	590 Washington	28	28	0	Owned	Paved Lot

Parking Space Totals **1,633 1,526 12**

- Total Facility Square Footage (Useable / In Use by State) **707,785**
- Total FTES and Other Personnel **2,385**
- Useable Square Feet per Parking Space **464**
- FTES and Other Personnel per Parking Space **1.56**



Parking Space Assessment

Short Term Development Scenario

COURTHOUSE BUILDING REMODEL AND NORTH ADDITION
86,583 Useable Square Feet

NEW WASHINGTON STREET PARKING STRUCTURE
650 Spaces on (1) Below Grade and (5) Above Grade Levels

NEW FRANKLIN STREET PARKING LOT
(35) Surface Parking Spaces

■ Total Parking Spaces (1)	2,055
■ Total Facility Square Footage (Useable / In Use by State)	794,368
■ Total FTES and Other Personnel (With 5 Year Internal Growth and Some Staff Relocations) (2)	2,705
■ Useable Square Feet per Parking Space	387
■ FTES and Other Personnel per Parking Space	1.32

Parking Space Assessment

Mid Term Development Scenario

PETE T. CENARRUSA BUILDING OFFICE TOWER ADDITION OPTION
118,000 Useable Square Feet

■ Total Parking Spaces (1)	2,029
■ Total Facility Square Footage (Useable / In Use by State)	912,368
■ Total FTES and Other Personnel (With 10 Year Internal Growth and Additional Staff Relocations) (3)	3,090
■ Useable Square Feet per Parking Space	450
■ FTES and Other Personnel per Parking Space	1.52

Additional Mid Term or Long Term facility development would require on-site parking in conjunction with the development or supplemental parking on the 8th Street or Division of Public Works blocks.

(1) Existing in use spaces plus net increase or decrease from project(s) listed above.

(2) ± 124 possible staff relocations from State Leased Facility Inventory.

(3) ± 360 possible staff relocations from State Leased Facility Inventory.



*Pedestrian Concourse
Phase I in Foreground*



*County Courthouse Remodel
and Expansion*